



City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

4

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 175 Ledge St. Suite 1, Nashua, NH 03060
 Zoning District Park Industrial Sheet 87 Lot 271

2. VARIANCE(S) REQUESTED:

(1) Non Illuminated Exterior Monument Street Sign, (2) Illuminated Monument Sign (Inside Lot)

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): Nik Shah (Sales, FASTSIGNS of Woburn)

Applicant's signature Nikhil Shah Date 2/4/2022

Applicant's address 155A New Boston St. Woburn MA 01801

Telephone number H: 781-938-7700 C: 978-501-3111 E-mail: 214@fastsigns.com

2. **PROPERTY OWNER (Print Name):** 175 Ledge Street Realty Trust DBA 175 Ledge Street Trust, LLC

*Owner's signature Kevin M. Conner / Owner / General Partner / Trustee Date 2-7-2022

Owner's address 1 Thistle Lane Westford MA 01886

Telephone number H: — C: 978-808-3233 E-mail: Kevinm@conner.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY

Date Received 2/7/22 Date of hearing 3/8/22

Application checked for completeness: CF

A# 22-0023

Board Action _____

\$ _____ application fee ☐

Date Paid _____

Receipt # _____

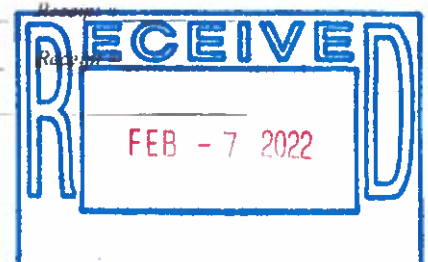
\$ _____ signage fee ☐

Date Paid _____

\$ _____ certified mailing fee ☐

Date Paid _____

Land Use Code Section(s) Requesting Variances From: 190-101, Table 101-7



III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest, because:** (The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The proposed signage will not be contrary to the public interest. The street sign is needed as there are 2 building inside the lot, the existing monument sign is for the other building. This new monument sign would mimic/be identical to the existing monument sign in build/design. The inside lot illuminated monument sign for Infor would mimic/be identical to the existing ConRes illuminated monument sign in build/design.

2. **The proposed use will observe the spirit of the ordinance, because:** (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The proposed use will observe the spirit of the ordinance. The signage complies with the ordinance and does not seek to go beyond what is allowed & accepted in terms of build/design. The signage is almost entire aluminum with lexan & acrylic as required for the illuminated portions.

3. **Substantial justice would be done to the property-owner by granting the variance, because:** (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

This signage is extremely necessary for the two tenants/businesses ConRes & Infor for visibility to their clients and the public. For the street sign, it is vital for wayfinding as both business are setback in the lot. For the illuminated inside lot monument sign for Infor, it helps identify the building pertaining to Infor.

4. **The proposed use will not diminish the values of surrounding properties, because:** (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The signage will not take away from anything surrounding the property. The street sign is very subtle and tying into the signage already in place and is non illuminated. The illuminated inside lot sign for Infor is set back and not visible to adjacent properties.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

Under the current ordinance only 1 street monument sign is allowed where we've proposed placing this 2nd monument sign. But there are 2 buildings in this lot and only 1 entrance. The current street sign is on behalf of the other building. This 2nd street sign is the most ideal location that is safe and does not obstruct traffic, and so that it's addition & placement is the most effective.

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- Info 50
Info 40
- a. Total number of employees 90 Number of employees per shift 80 11:00 - 5:00
Info has 5 that work afternoon and midnight shift.
- b. Hours and days of operation Info 24 hours Conkes 7:00AM - 7:00PM
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 8-10/40-50
- d. Number of daily and weekly commercial deliveries to the premises 10/50
- e. Number of parking spaces available 94
- f. Describe your general business operations:

Info - Sales & service of restaurant P.A.S. Devices
Conkes - Value added computer reseller and test measurement sales & rentals

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.

Nikhil Shah

Signature of Applicant

Nik Shah (Sales, FASTSIGNS of Woburn)

Print Name

Date

2-4-2022

Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

☐ I will pick it up at City Hall

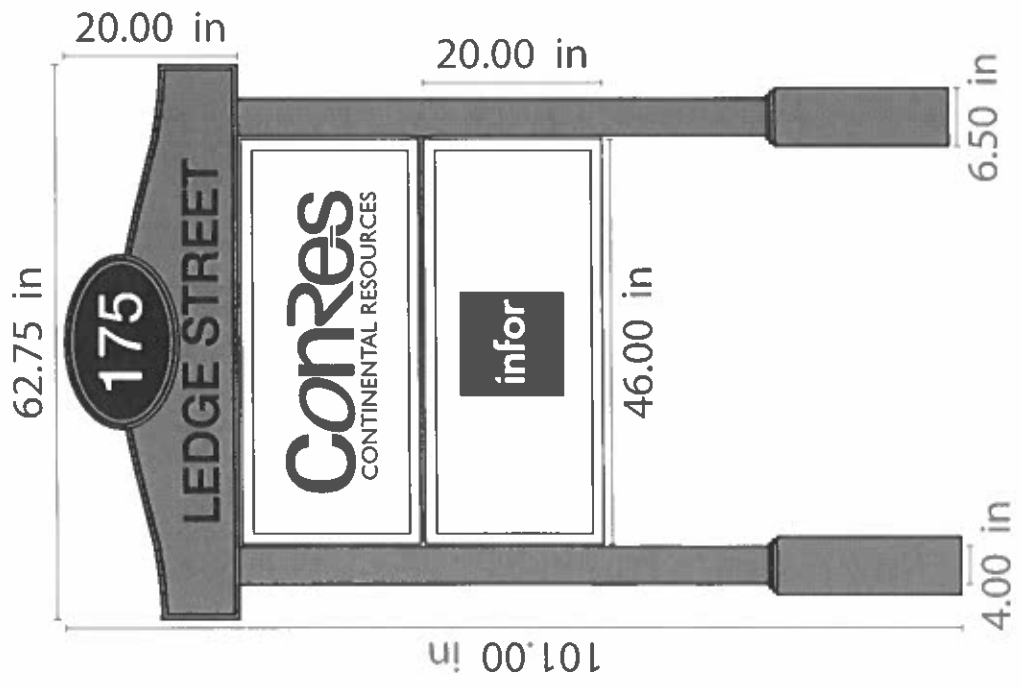
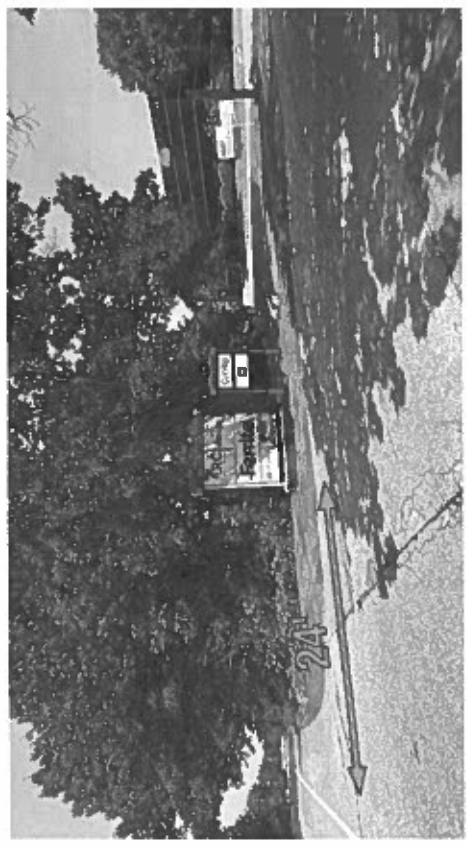
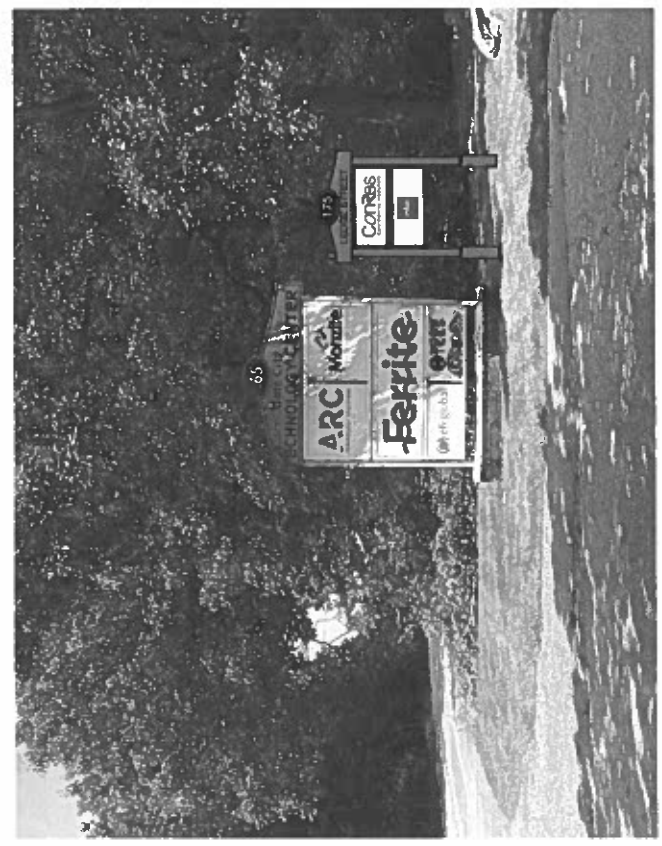
☐ Please email it to me at

☐ Please mail it to me at

LEFT EDGE OF "FERRITE" SIGN IS 5 FEET FROM PROPERTY LINE.
 IT IS 7'-6" WIDE.

Entrance Pylon Sign

FASTSIGNS.



155A New Boston Street
 Woburn, MA 01801
 214@fastsigns.com
 781.938.7700

Client:
 ConRes

Address:
 175 Ledge St STE 1
 Nashua, NH 03060

Signage:
 Double Sided Aluminum
 Free Standing Non Illuminated
 Pylon Sign

Top Panel
 Alu .080 Gauge Panels
 w/3/8" Exterior Acrylic Circle

Double Sided Non Illuminated
 Sign Cabinets for Each Tenant
 8" Thickness

6x6x1 1/8" 1/8" Thick
 Satin Silver Aluminum Posts
 w/Stylish Footings

To Be Harmonious w/Existing
 165 Ledge Street Pylon Sign

PROPOSED SIGN #1 12.77 SF. FT

Company Primary Freestanding Sign - New LED Sign Cabinet

FASTSIGNS.

155A New Boston Street
Woburn, MA 01801
214@fastsigns.com
781.938.7700

Client:

ConRes

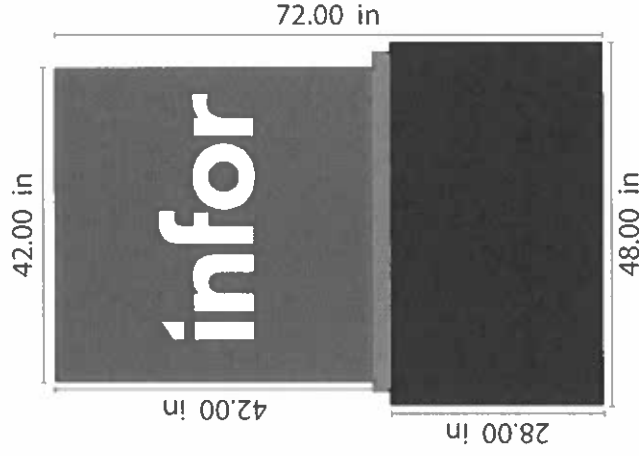
Address:

175 Ledge St STE 1
Nashua, NH 03060

Signage:

INFOR

New 12" Satin Silver Sign
Single Sided Cabinet
to Match ConRes
SLS Internally Illuminated LEDs
Retainers to Match ConRes
Cabinet
3/16" White Lexan Insert w/
3M Translucent Vinyl



Sign Build Exactly/Identical to Existing ConRes Cabinet Sign

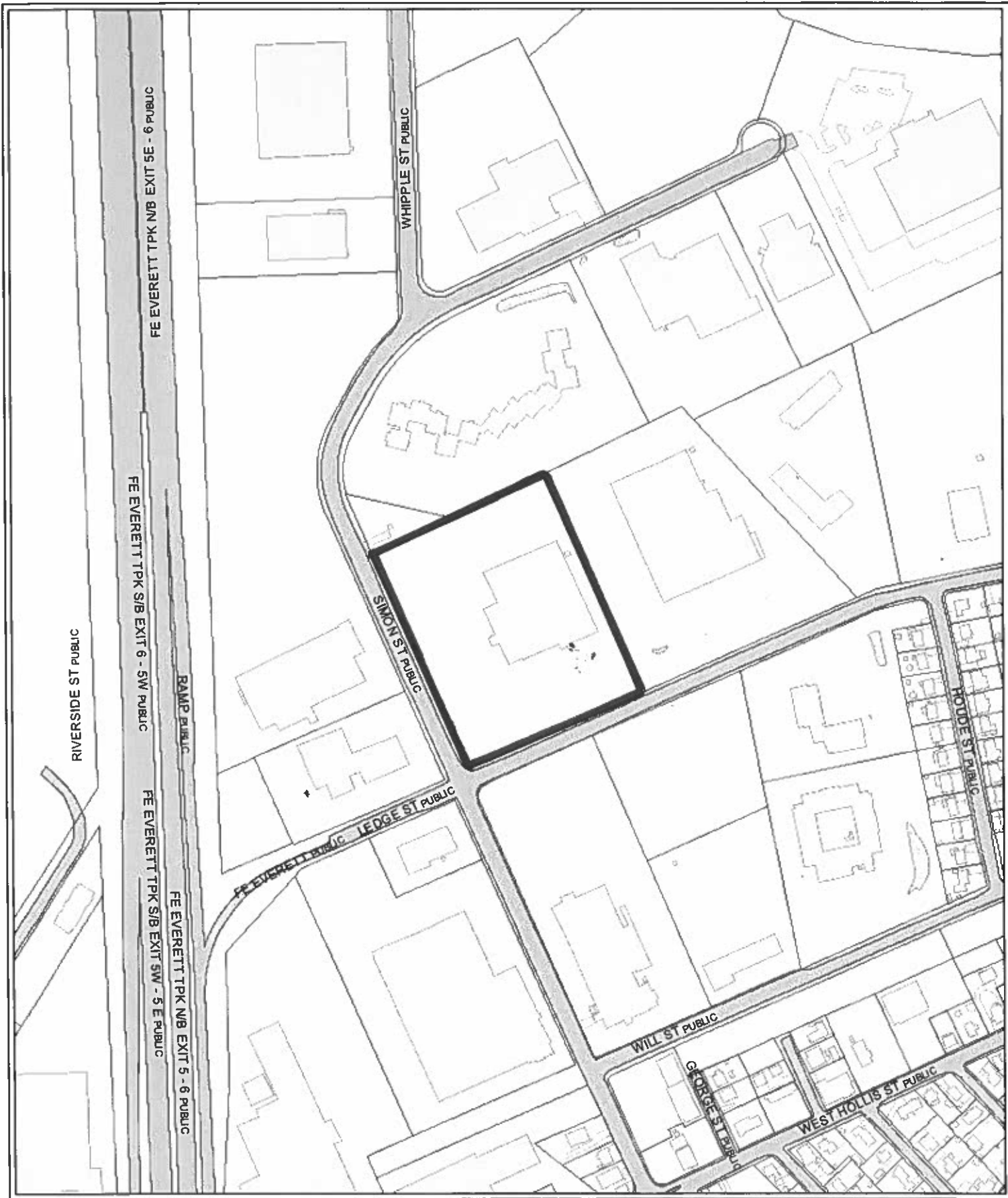
* (SIGN FACES SIMON STREET

PROPOSED SIGN #2
12.25 SQ. FT

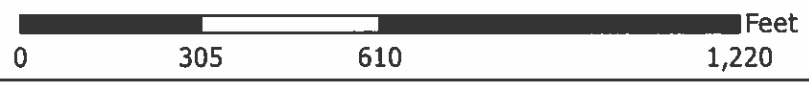


175 Ledge Street



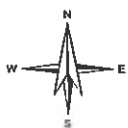


175 Ledge Street





175 Ledge St



0 150 300 600 Feet

